

**APPROVED MINUTES
ONIZUKA LOCAL REDEVELOPMENT AUTHORITY
JUNE 24, 2008**

Authority Member Hamilton convened the Onizuka Local Redevelopment Authority Meeting at 9:26 p.m.
(immediately following the City of Sunnyvale Finance Authority Meeting)

ROLL CALL

PRESENT:

Authority Chair Ron Swegles
Authority Vice Chair John Howe
Authority Member Otto Lee
Authority Member Melinda Hamilton
Authority Member Christopher Moylan
Authority Member David Whittum

ABSENT:

Agency Member Anthony Spitaleri (excused)

STAFF PRESENT:

Authority Executive Director Amy Chan
Assistant City Manager Robert Walker
Authority Counsel David Kahn
Authority Secretary/Director of Community Development Hanson
Hom
Onizuka Project Manager Robert Switzer
Authority Clerk Gail Borkowski

CONSENT CALENDAR

MOTION: Authority Member Howe moved and Authority Member Swegles seconded to approve the Consent Calendar.

VOTE: 6-0 (Authority Member Spitaleri absent)

LRA 1.A. Approval of Draft Minutes of Regular Meeting of February 12, 2008

STAFF RESPONSES TO PRIOR PUBLIC COMMENTS

None.

PUBLIC COMMENTS

None.

2. LRA 08-002 Proposed Terms of Agreement with Homeless Services Providers that have Submitted Notices of Interest in Surplus Property at Onizuka Air Force Station

Authority Member Hamilton recognized Chair Swegles. Chair Swegles called for the staff report.

Onizuka Project Manager Robert Switzer presented the staff report.

Authority Member Whittum stated it appears the City is giving out an eight million dollar loan and under some conditions the City would get four million back. Manager Switzer explained that the term allows flexibility on the part of the Redevelopment Authority and its

Approved by Authority on August 26, 2008

negotiations with the federal government but it also protects the two housing agencies from negotiations that may conclude with a dollar commitment for the sale of the properties.

Authority Member Whittum verified with Manager Switzer that it is not likely that the City would be short four million and also not receive the 250 units because that situation would be predicated upon a breach faith from the Department of Defense and agreements with the City and potentially by a developer who would be dependent upon the City for entitlements on the property. Manager Switzer stated he could not imagine that situation taking place.

Authority Member Whittum inquired as to who is part of Onizuka Partnership. Manager Switzer explained that the partnership is composed of the collaboration of affordable housing and homeless issues and they are doing business as the Onizuka Partnership.

Authority Member Swegles verified with Manager Switzer that the two housing agencies will remain on the property until such time as the Onizuka Local Redevelopment Authority exercises at its sole discretion the authority to remove them or require their withdrawal.

Public hearing opened at 9:39 p.m.

No speakers.

Public hearing closed at 9:39 p.m.

MOTION: Authority Vice Chair Howe moved and Authority Member Hamilton seconded to approve Alternative 1: Authority approves the proposed Term Sheet as the basic terms of the Local Redevelopment Authority (LRA) commitment to the housing agencies, and authorizes preparation of HUD required legally binding agreements for housing agency signatures.

Authority Members Hamilton, Moylan and Authority Chair Swegles thanked staff for their creative solutions on this project.

VOTE: 6-0 (Authority Member Spitaleri absent)

ADJOURNMENT TO STUDY SESSION

Authority Chair Swegles adjourned the meeting at 9:41 p.m. to the regular Council meeting.

Gail T. Borkowski
Authority Clerk

Date